



2 Ridge Langley, Sanderstead, Surrey, CR2 0AR

Pollard Machin

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Offers in Excess of £650,000

Description

Beautifully presented four bedroom detached family home nestled in the sought-after Ridge Langley development, this spacious and well-maintained home offers generous living space, a landscaped garden and a large integral garage. EPC Rating E. Council Tax Band F.

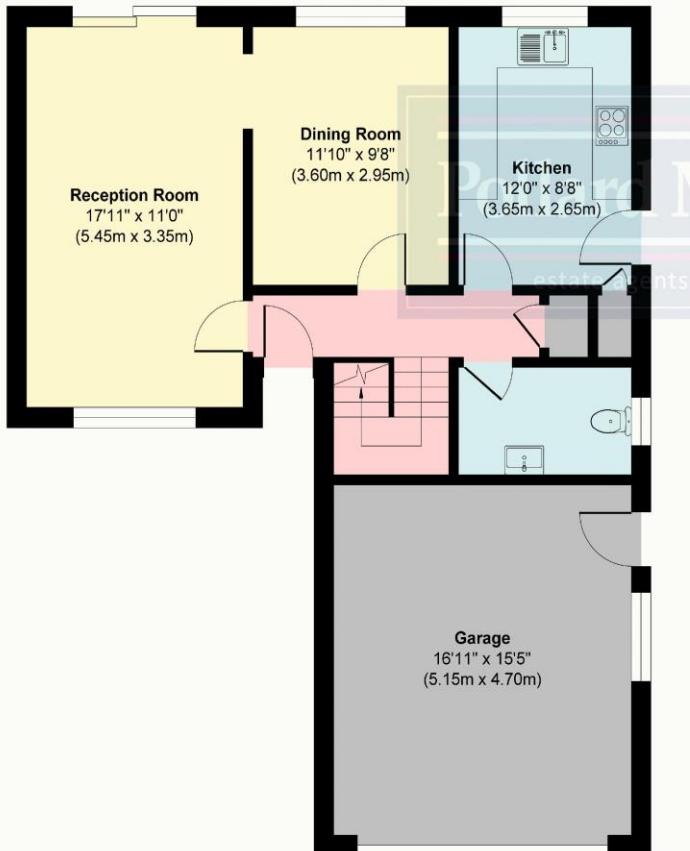
Accommodation

On the ground floor, a bright and airy reception room opens out to the patio and well-kept rear garden, perfect for entertaining or family time. The modern kitchen flows into a formal dining area, and there's the added convenience of a downstairs WC. Upstairs, the home features four bedrooms all with fitted storage including a large master, along with a family bathroom and separate WC. The property also benefits from a double-width driveway and garage.

Location

This home forms part of the sought after Ridge Langley development which is located off Langley Oaks Avenue. Selsdon shopping centre is within reach and offers a comprehensive range of amenities, including Sainsbury's and the public library. The area provides a broad choice of schools, golf courses, churches and bus services.



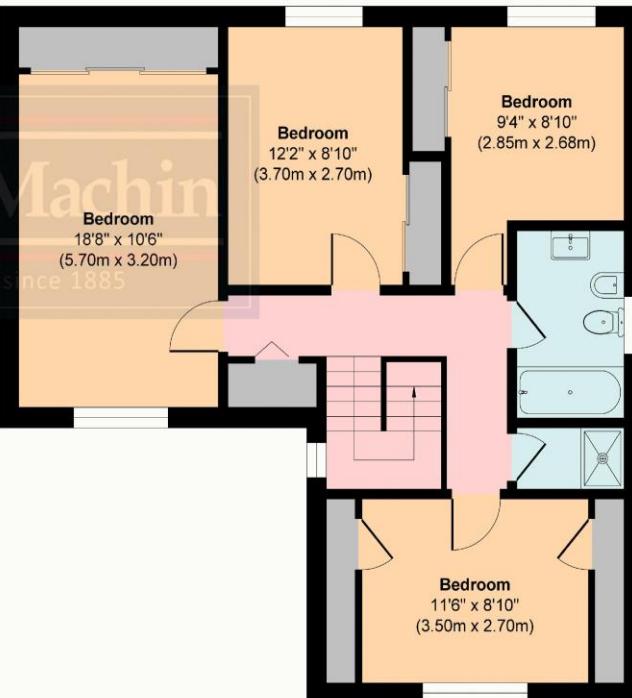


Ground Floor

Ridge Langley, South Croydon, CR2
Approx. Gross Internal Area 1,365 sq. ft / 126.82 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.

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First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



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